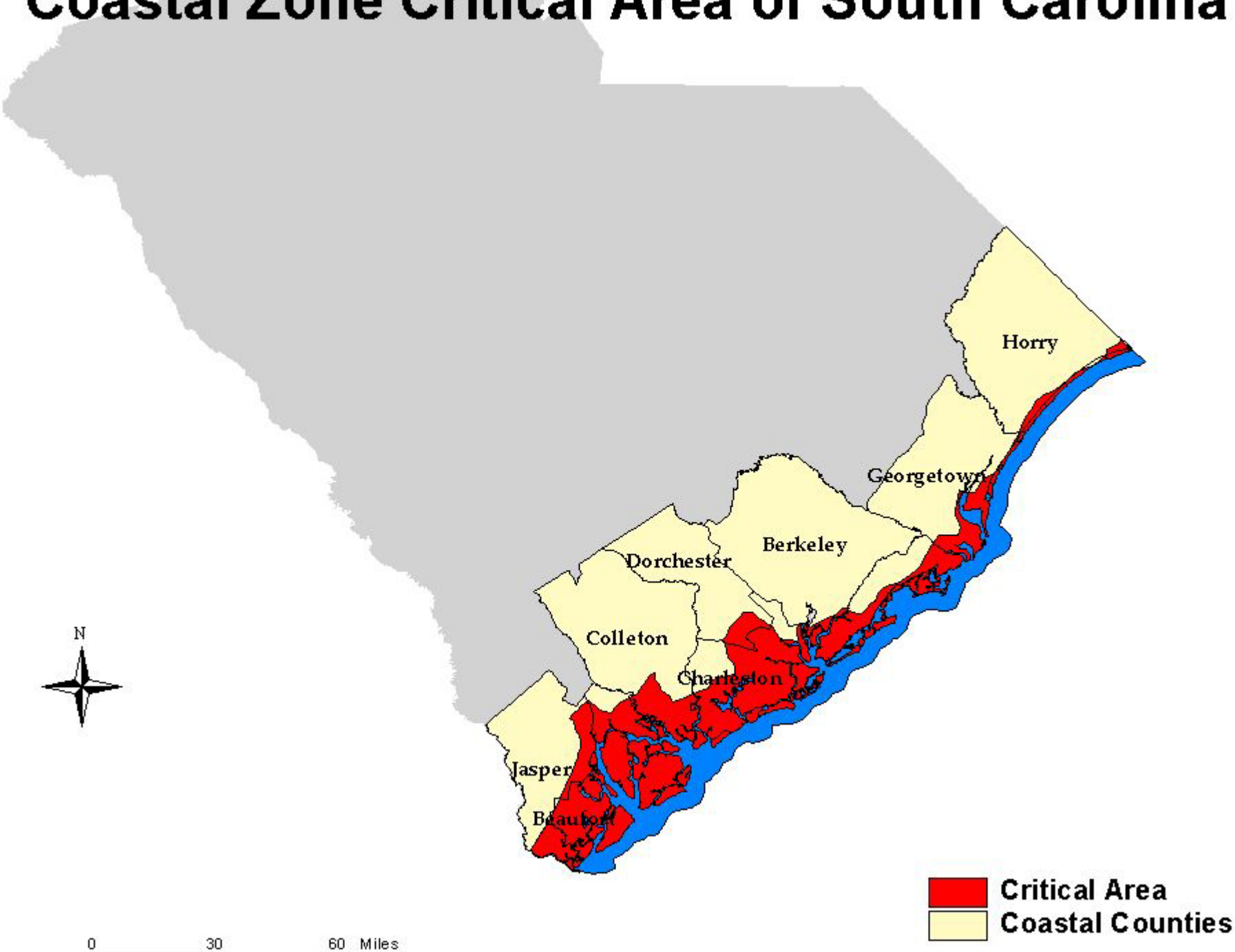
State and Coastal Laws and Regulations

SC LLR Course No. CEC274001

Coastal Zone Critical Area of South Carolina



South Carolina Coastal Management Act

- Regulations for Permitting in the Critical Areas of the Coastal Zone.
- R 30-1 through R 30-21. APA Procedures.

- South Carolina Coastal Management Program.
- Policies and Procedures approved by Governor and General Assembly

Definitions

- Critical Area:
  - Coastal Waters
  - Tidelands
  - Beach/Dune System
  - Beaches

Critical Area Permitting Section

- Docks & Piers (76%)
- Bulkheads and Revetments (17%)
- Marinas and Community Docks (5%)
- Boat Ramps (3%)
- Beachfront (1%)
- 42 of 1018 permits appealed (4.1%)
- 38 or 90% of critical area appeals are private docks

Private Docks

Dock Permit Numbers

1982	80
1993	535
1994	710
1995	701
1996	765
1997	623
1998	655
1999	812
2000	717
2002	776

WATERFRONT PROPERTY

- Waterfront property will generally be defined as upland sites where a straight-line extension of both, generally shore perpendicular, upland property lines reaches a navigable watercourse within 1,000’ of a marsh critical line. (Section R 30-1 D. (52)

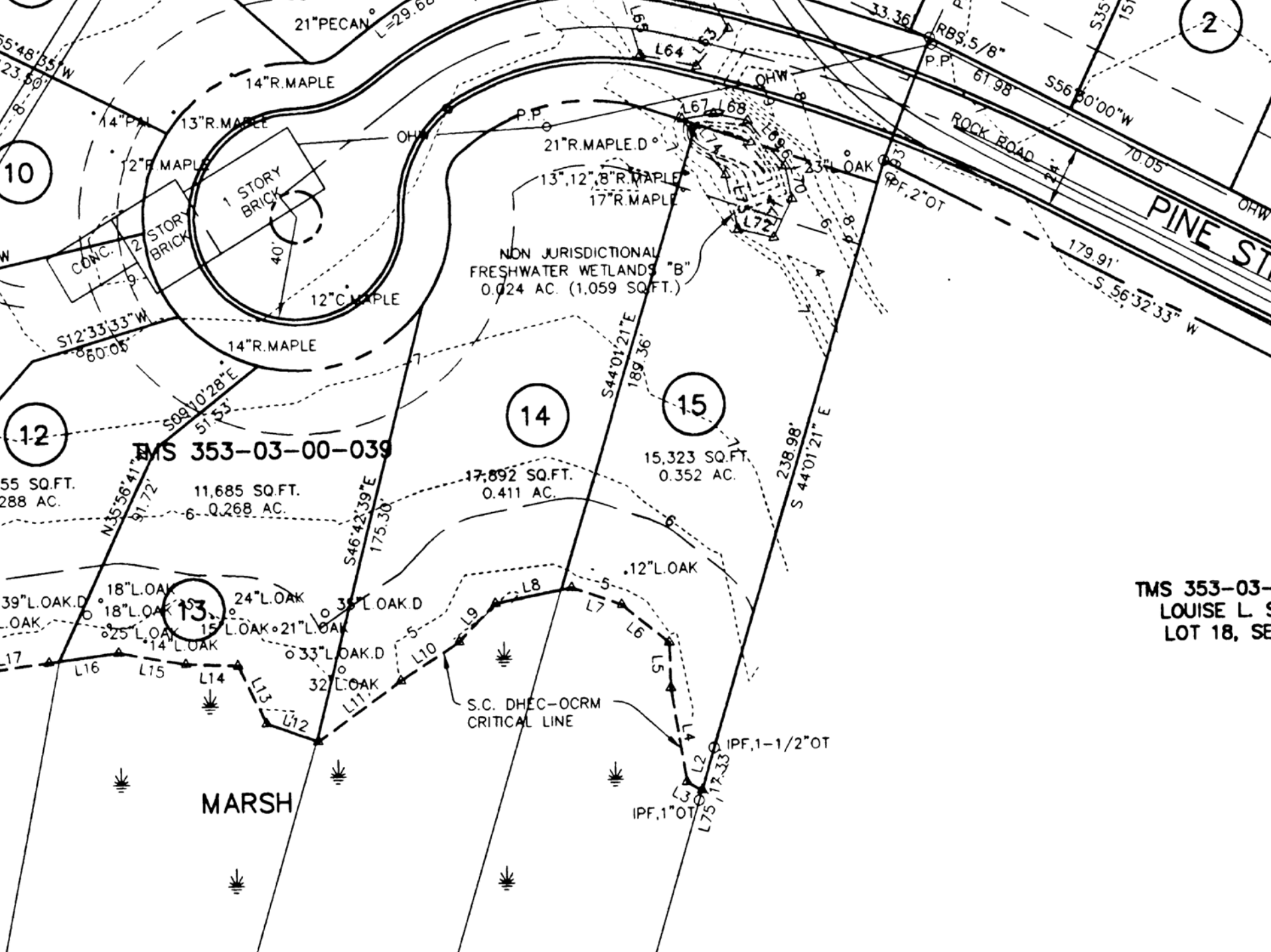

1000
0
1000 Feet

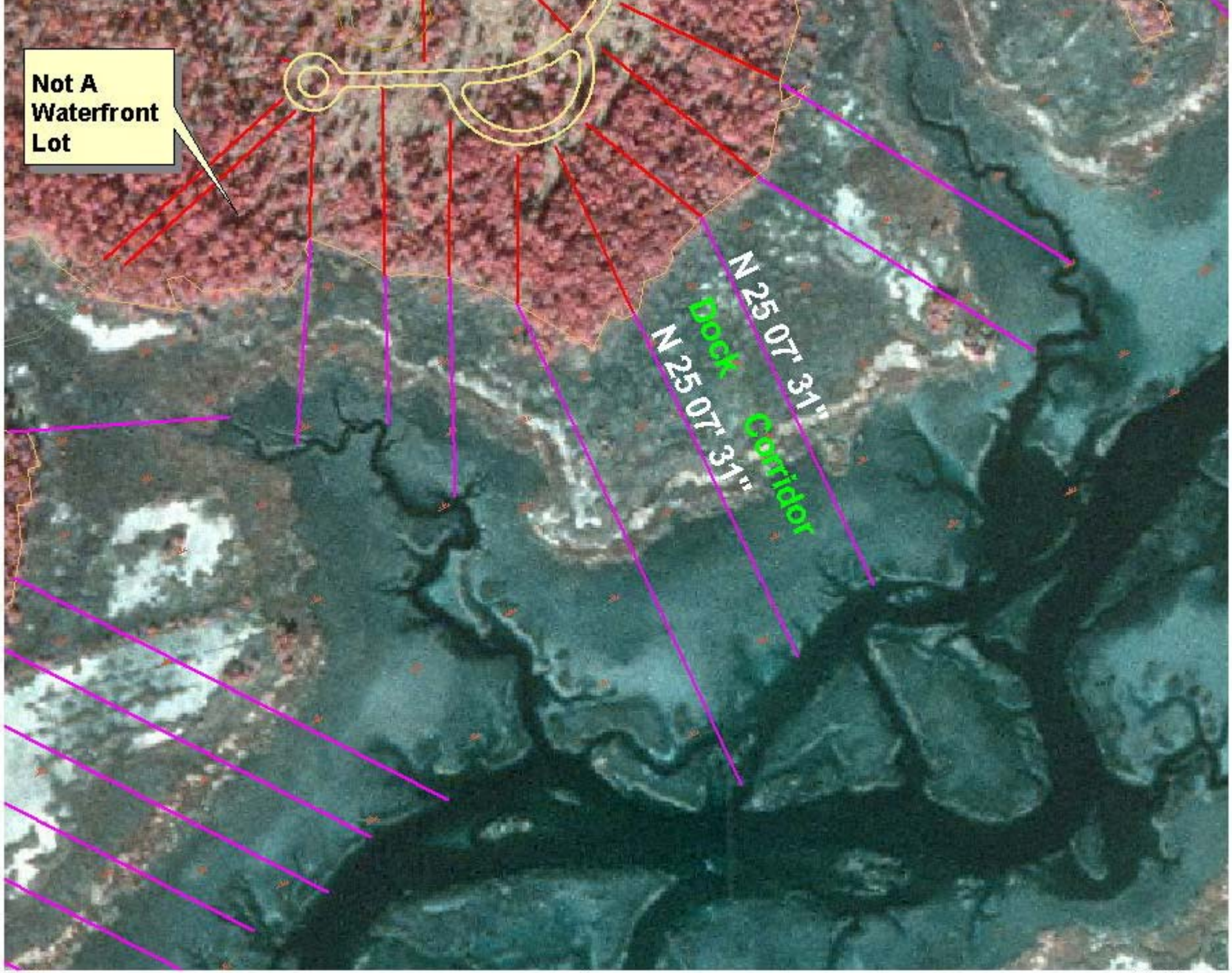
Critical Area Permitting Process

- Application
  - OCRM (1-14 days)
  - Joint Federal (14-60 days)
- Public notice
  - Time Frames (15-30 days)
  - Agency and public comment (14-365 days)
  - (365 days § 401 time frame)
- Public Hearing
- Review
  - Site visit
  - GIS, comments, Decision Document
- Decision
  - Appeals Process (120 days +)

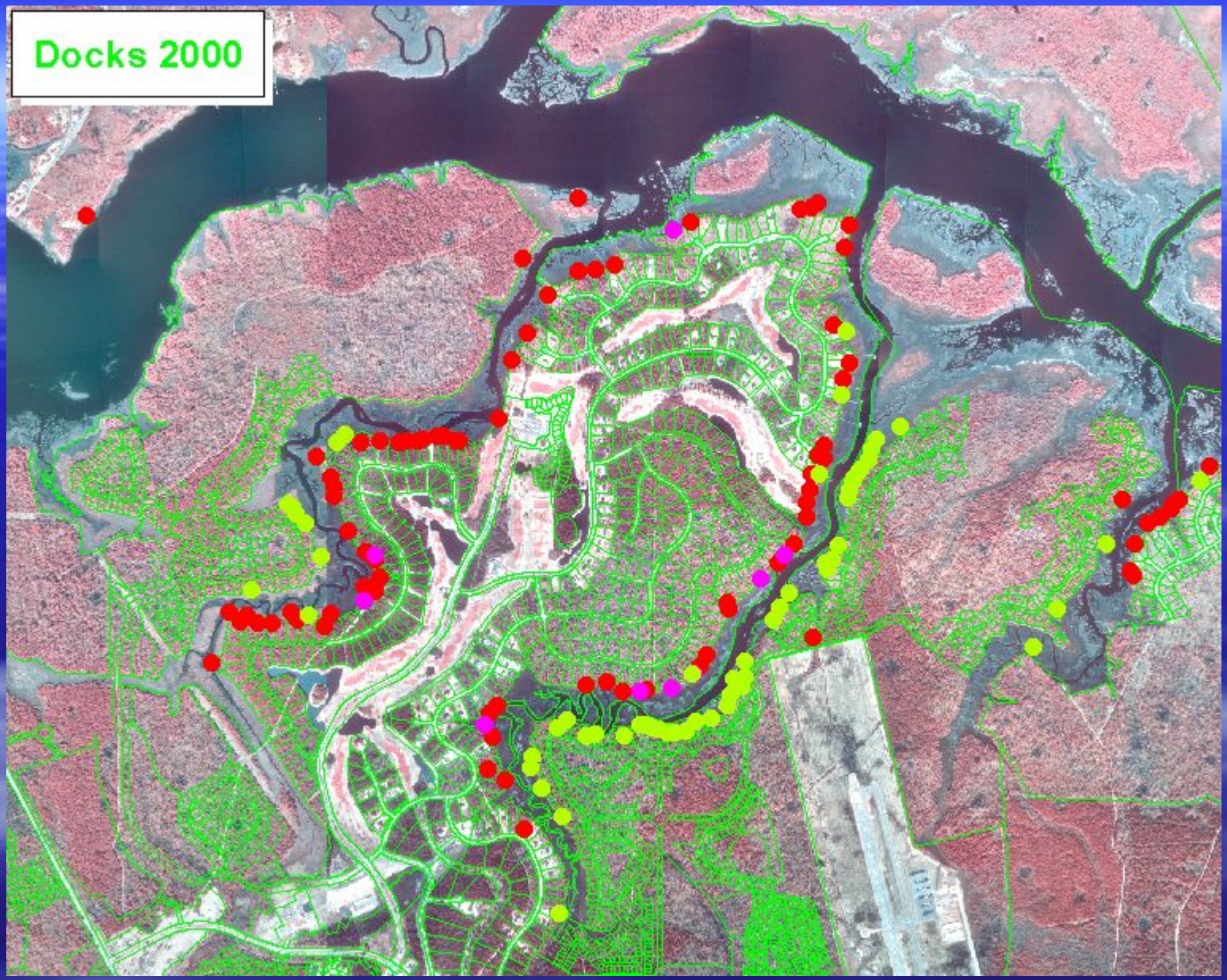
Dock Restrictions

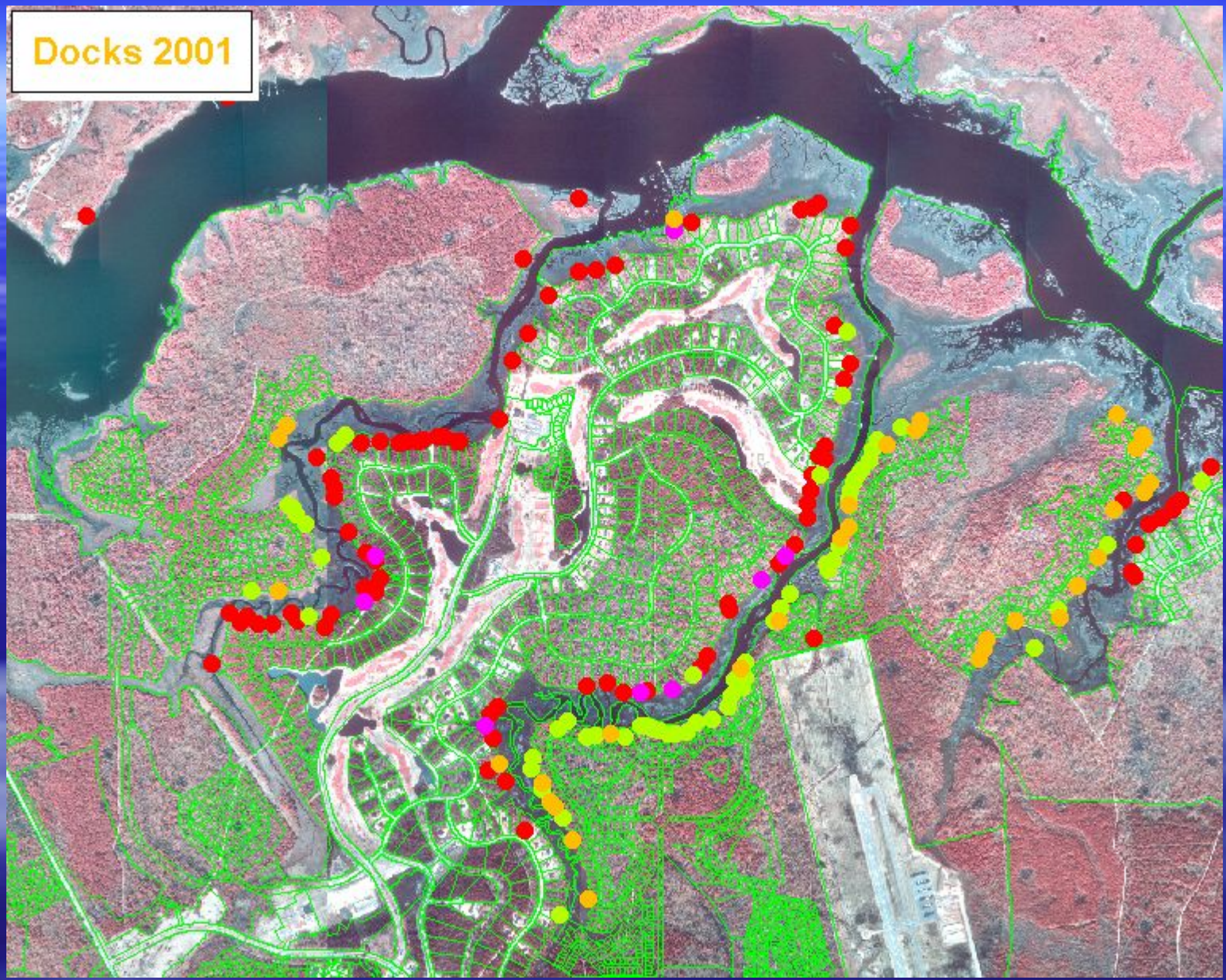
- Lots must be 75’ wide for private dock.
- 1,000’ maximum length.
- Creeks over 150’ wide: 600 sq. ft. max.
- Creeks 51’-150’ wide: 160 sq. ft. max.
- Creeks 20’-50’ wide: 120 sq. ft. max.
- Creeks less than 20’ wide: special circumstances
- No docks in creeks less than 10’ wide


TMS 353-03-00-039
11,685 SQ.FT.
0.268 AC.
17,892 SQ.FT.
0.411 AC.
15,323 SQ.FT.
0.352 AC.
NON JURISDICTIONAL
FRESHWATER WETLANDS "B"
0.024 AC. (1,059 SQ.FT.)
S.C. DHEC-OCRM
CRITICAL LINE
MARSH
PINE ST
ROCK ROAD
1 STORY BRICK
2 STORY BRICK
CONC.
21"PECAN
14"R.MAPLE
13"R.MAPLE
12"R.MAPLE
21"R.MAPLE.D
13",12",8"R.MAPLE
17"R.MAPLE
12"C.MAPLE
23" OAK
IPF,2"OT
IPF,1-1/2"OT
IPF,1"OT
RBS,5/8"
P.P.
OHW
S12°33'33"W
60.05'
S09°10'28"E
51.53'
N35°56'41"W
91.72'
S46°42'39"E
175.30'
S44°01'21"E
189.36'
S 44°01'21" E
238.98'
S56°30'00"W
70.05'
179.91'
S.56°32'33" W
33.36'
61.98'
18"L.OAK
24"L.OAK
38"L.OAK.D
15"L.OAK
21"L.OAK
25"L.OAK
14"L.OAK
33"L.OAK.D
32"L.OAK
12"L.OAK
39"L.OAK.D
10
12
13
14
15
2
TMS 353-03-
LOUISE L. S
LOT 18, SE


Not A Waterfront Lot
N 25 07' 31"
Dock Corridor
N 25 07' 31"
1000
0
1000 Feet


Docks 1998-99


Docks 2000


Docks 2001

Edit View Theme Graphics Window Help SC83CON

Scale 1: 29,420

610,231
3,644,326

OCRM GIS Review

Major Cities

Permits- 2004 to Present

Permits - 2002 to Present

2001 Permits

2000 Permits

1998-99 Permits

1992-97 Permits

1989-91 Permits

1980-88 Permits

2004 Certifications (Digitally Submitted)

Wetland Certifications-2003 to Present

2001-03 Certifications

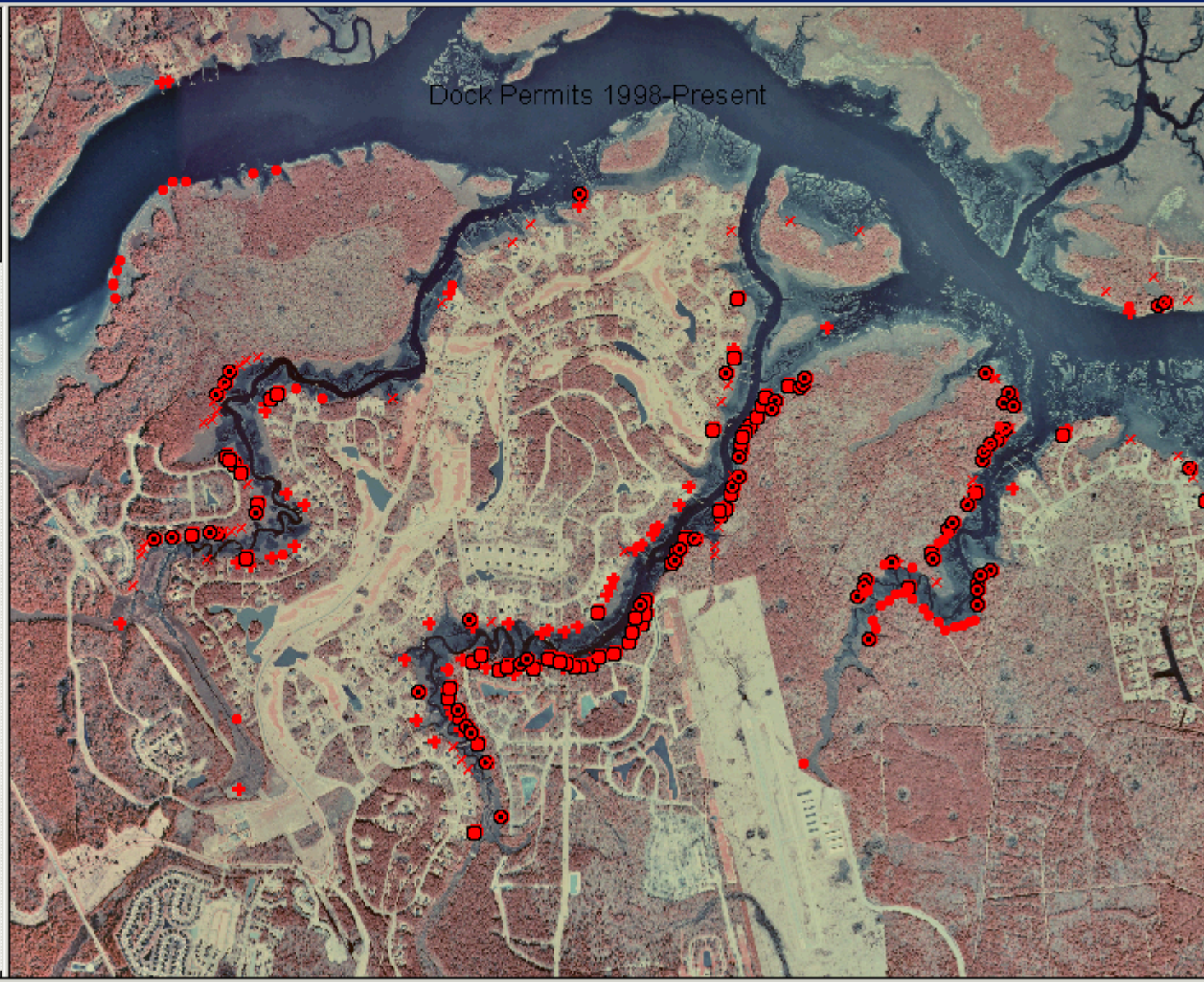
2000 Certifications

1997-99 Certifications

Cainh99se.sid

Cainh99sw.sid

1994-96 Certifications



Critical Area Stamp

The area shown on this plat is a general representation of DHEC-OCRM permit authority on the subject property. Critical areas, by their nature, are dynamic and subject to change over time. By generally delineating the permit authority of the DHEC-OCRM, the office of OCRM in no way waives the right to asset permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

Critical Lines

- Must be signed and dated by OCRM staff to be valid.
- Good for three years except for eroding stream banks.

Wetlands

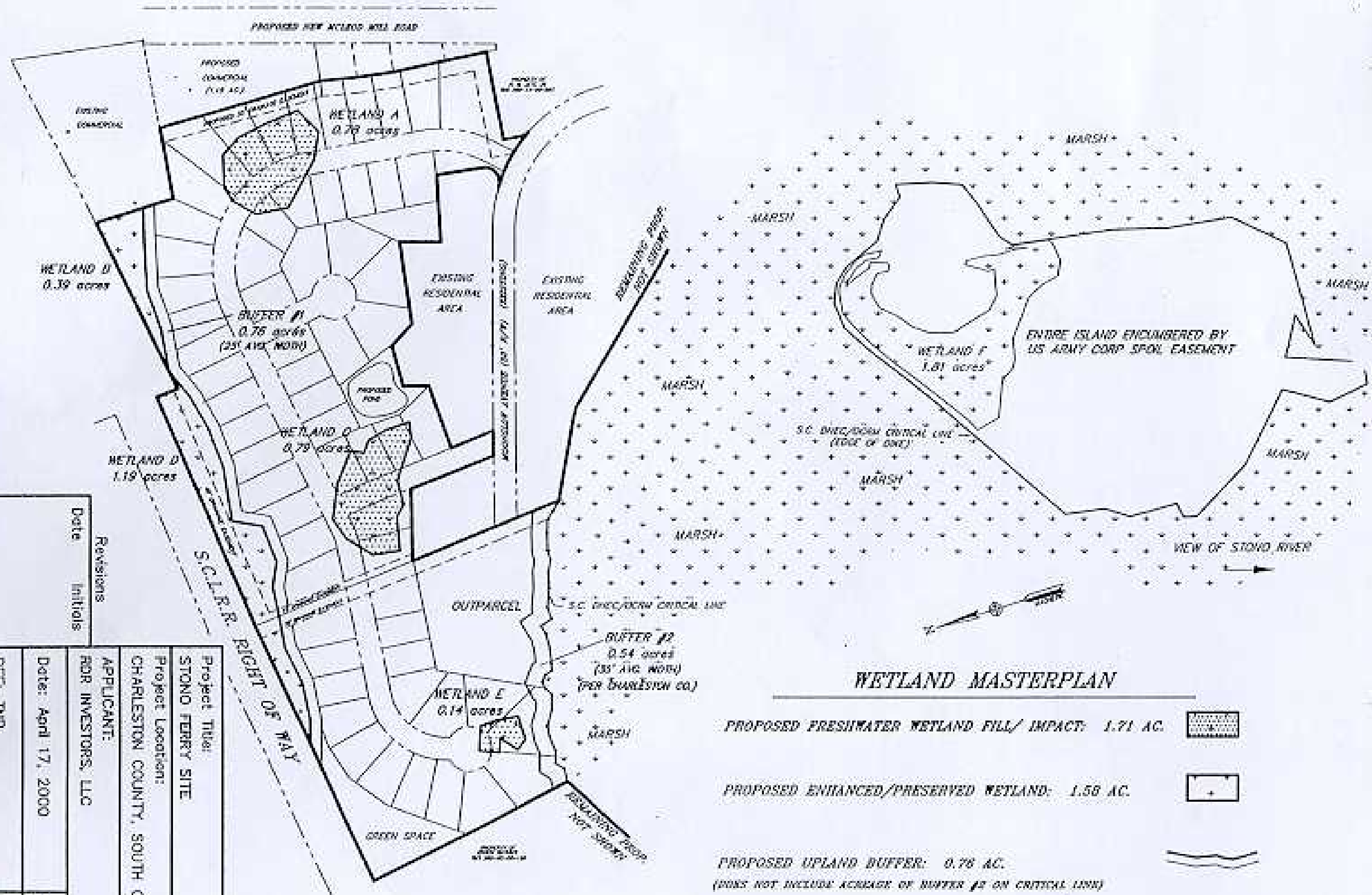
TYPICAL IMPACTS

- Clearing
- Ditching
- Filling
- Road Crossing
- Temporary Impacts
  - Utility Crossing
  - Access

Wetland Master Planning

- **Predevelopment Plan**
  - Identify all wetland resources, types, sizes & impacts
- **Conceptual Development**
  - Commercial / Residential
    - Roadways
    - Lot layout
- **Drainage Patterns**
  - Controls for erosion and sedimentation
    - Buffers
    - Sediment ponds
- **Mitigation**
  - Provided for all allowable impacts

N 58°06'25" E 1104.91
N 55°08'49" E 1442.81 MYRTLE RIDGE PARKWAY (SWITCH ROAD)
(80' R/W)
N 61°55'56" E 369.69
Buffer Area B1
61,994 s.f.
1.42 Acres
Buffer Length: 1,218 L.F.
Av. Buffer Width: 50.9 ft.
Non JD Wetland Fill #2
25,914 s.f.
0.595 Acres
Non JD Wetland Fill #6
120,655 s.f.
2.770 Acres
50' typ.
275'
2.24 Acre Lake
LAKE #7
PUD BUFFER (TYP.)
LAKE #8
2.98 Acre Lake
LAKE #9
1.48 Acre Lake
Buffer Area B2
107,241 s.f.
2.46 Acres
Buffer Length: 1,712 L.F.
Av. Buffer Width: 62.6 ft.
JD Wetland Area #4 to be Filled
0.45 Acres
Preservation Area P2
66,594 s.f.
1.53 Acres
LAKE #3
3.24 Acre Lake
LAKE #1
LAKE #10
0.72 Acre Lake
Preservation Area P3
123,795 s.f.
2.84 Acres
Non JD Wetland Preservation #8-A
34,185 s.f.
0.78 Acres
Non JD Wetland Preservation #8-B
64,259 s.f.
1.48 Acres
Buffer Area #8-A
20,471 s.f.
0.47 Acres
Buffer Length: 608 L.F.
Av. Buffer Width: 33.7 ft.
50' X 50' SIGHT TRIANGLE TO BE UNDERBRUSHED
Non JD Wetland Fill #8-A
0.37 Acres
Non JD Wetland Preservation #8-C
64,535 s.f.
1.48 Acres
LAKE #4
2.65 Acre Lake
Existing 3.09 Acre Lake
Non JD Wetland Fill #7
3,170 s.f.
0.073 Acres
Non JD Wetland Fill #6
30,941 s.f.
0.71 Acres
JD Wetland Fill #3
1,861 s.f.
0.043 Acres
Buffer Area B3
99,041 s.f.
2.27 Acres
Buffer Length: 2,596 L.F.
Av. Buffer Width: 38.1 ft.
LAKE #6
2.50 Acre Lake
25' Wide Pedestrian Walkway and Buffer
Buffer Area 8-B
32,582 s.f.
0.75 Acres
Buffer Length: 578 L.F.
Non JD Wetland Fill #11
10,727 s.f.
0.25 Acres
Non JD Wetland Fill #8-B
8,113 s.f.
0.19 Acres
Buffer Area 8-C
37,604 s.f.
0.86 Acres
Buffer Length: 1,229 L.F.
Av. Buffer Width: 30.6 ft.
Non JD Wetland Fill #10
Buffer Area B4
43,206 s.f.
0.99 Acres
Buffer Length: 1,193 L.F.
Av. Buffer Width: 36.2 ft.
LAKE #11
0.62 Ac. Lake
LAKE #12
0.58 Ac. Lake
2.67 Acre Lake
LAKE #5
LAKE #2
11.26 Acre Lake
PUD BUFFER (TYP.)
N 87-21-03 E 2408.67'
INTERNATIONAL PAPER REALTY CORPORATION
SOCASTEE BLOCK NORTH
3/4" I.P.S.
WETLAND # 15
0.19 AC.
Buffer Area B15
82,137 s.f.
1.89 Acres
Buffer Length: 282 L.F.
Av. Buffer Width: 291.3 ft.
OPEN SPACE & BUFFER
FUTURE DEVELOPMENT
PHASE 1
N 04-11-48 E 4402.92'
OPEN SPACE



WETLAND MASTERPLAN

PROPOSED FRESHWATER WETLAND FILL/ IMPACT: 1.71 AC.

PROPOSED ENHANCED/PRESERVED WETLAND: 1.58 AC.

PROPOSED UPLAND BUFFER: 0.76 AC.
(DOES NOT INCLUDE ACREAGE OF BUFFER #2 ON CRITICAL LINE)

SCALE: 1" = 300'

Revisions	
Date	Initials

Project Title:
STONO FERRY SITE

Project Location:
CHARLESTON COUNTY, SOUTH CAROLINA

APPLICANT:
RDR INVESTORS, LLC

Date: April 17, 2000 | Scale: 1" = 300'

REF: TNR | Sheet 3 of 6

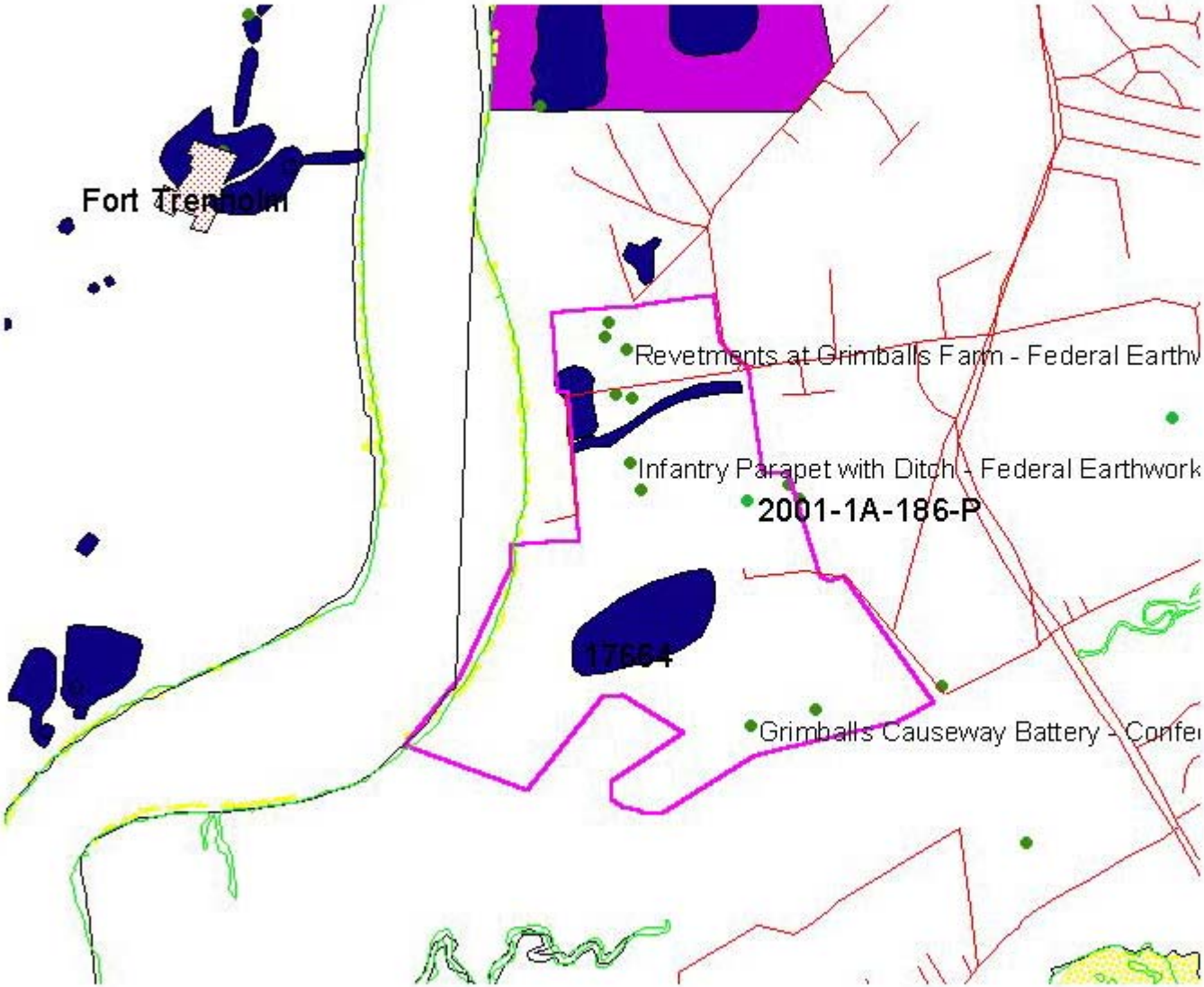
Conservation Area DO NOT DISTURB

US Army Corps of Engineers
Charleston District

TO REPORT A VIOLATION, CALL 1-800-768-1516

Cultural Resources

GAPC's and Other Sensitive Area



Streets (Bank, Chas, Dorch)
County Boudaries
Major Cities
Highways
Highway
Interstate
Chas. Co. Parcel Zones (for the Menu Droplist)
East (All East of the Cooper)
North (Downtown/W.Ashley)
South (Barrier Islands)
West (Adams Run/Ravenel)
Dock Master Plans
Permits (2001)
Endangered Species Habitats
More Endangered Species (Heritage)
Impaired Stations
Shellfish Beds
National register Historic Districts
National Register Historic Sites
Historic Sites, Charleston County
Civil War Sites (Charleston Co.)
Archaeological Studies (AMP's)
Charleston Archaeological Sites
Lowcountry Open Land Trusts
Protected Lands
County Park
Easement
Easement
National Forest
National Wildlife Refuge
Preserve
Private
SC State Park
SC Wildlife Management Ar
State
State Park
WILDLIFE MANAGEMENT AREA
Wildlife Management Area

0.7 0 0.7 1.4 Miles

N
W E
S

Stormwater Controls

S/W Permit Requirements

- Post-development runoff must be less than pre-development runoff for the 2-and 10-year 24 hour storm event.
- Detention of 1st ½" of runoff from entire site or 1st 1" from built upon portion whichever is greater.
- Design to remove 80% of sediment from runoff.

State Permit Requirements

- A stormwater management facility maintenance plan along with a letter from the owner accepting ownership and maintenance responsibility must also be included with the submittal.
- Ease of maintenance must be considered in the pond design.
- Examples of maintenance items:

  Inspecting the pond once a month,mowing grass and weeds when necessary, re-grading and re-stabilizing, etc.

Stormwater Management System Maintenance and Responsibility Agreement

I accept responsibility for ownership and proper maintenance of the stormwater management system(s) on the _____ site per the approved maintenance plan. I will complete any necessary repairs and/or preventive maintenance procedures in a timely manner to ensure proper functioning of the stormwater management system(s).

It is my understanding that the maintenance plan may be amended/revised at any time by the Department, and I will abide by any prescribed changes.

I will continue to own and maintain the stormwater management system until the Department is notified in writing of a transfer in ownership and maintenance responsibility. The notification will include a date for the transfer of responsibility and a letter of acceptance from the new owner.

_____

Signature

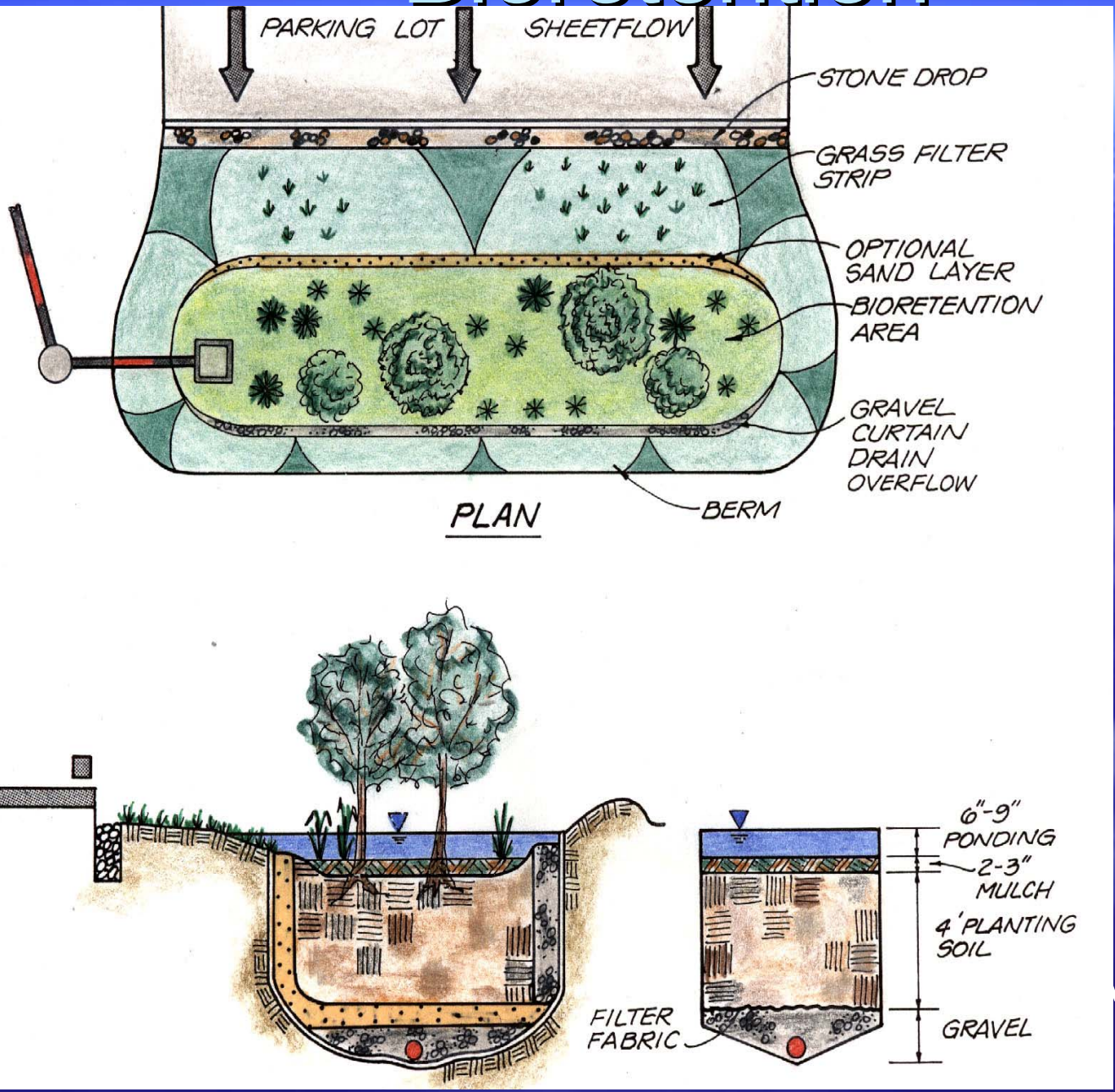
What is LID?

- Low Impact Development (LID) Practices.
- Manage rainfall at the source.
- Utilization of small, cost-effective features at the lot level.
- These landscape features are known as Integrated Management Practices (IMPs).
- LID can be applied to new development, urban retrofits, and redevelopment projects.

Types of LID Practices

- ✓ **Bio-retention/Rain Gardens**
- Green Roofs
- Pervious Concrete
- Permeable Pavers
- Rain Barrels
- Wetland Buffers
- Littoral Shelves/Artificial Wetlands
- Pet Waste Management

Bioretention



www.cwp.org

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SCDHEC/OCRM

HTTP://WWW.SCDHEC.GOV/OCRM